

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

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	I to OrderChairperson Hall
	ocationTony Atkins
	dge of AllegianceDean Thompson
	orumChairperson Hall
Αp	proval of Minutes for October 4, 2007 Chairperson Hall
	ading of the AgendaDirector Browning
Αp	proval of the AgendaChairperson Hall
Pr	Business Iiminary PlatStaff Berkley Hills II, William Few Parkway, Zoned R-2, 66 lots, 36.20 acres, Commission District 3. [Map] [Site Plan] [Staff Report]
	<u>v Business</u>
Fir	al PlatStaff
2.	Carriage Hills V, Surrey Lane, Zoned R-2, 13 lots, 5.25 acres, Commission District 1. [Map] [Site Plan] [Staff Report]
	liminary PlatStaff
	RZ 07-10-09, Rezone Tax Map 072E Parcel 002, 0.25 acre located at 252 North Belair Road, from R-2 to P-1. Commission District 3. [Application] [Map] [Staff Report]
4.	RZ 07-10-10, Rezone Tax Map 058 Parcel 016 and a portion of Tax Map 058 Parcel 015A, a combined acreage of 7.22 acres located at 5212 N. Tubman Road and on Washington Road, from R-A to S-1. Commission District 3. [Application] [Map] [Site Plan] [Staff Report]
5.	RZ 07-10-11, Rezone Tax Map 024 Parcel 053, 3.51 acres located at 111 Ridge Road, from R-A to S-1. Commission District 3. [Application] [Map] [Site Plan] [Staff Report]
6.	RZ 07-10-12, Rezone a portion of Tax Map 050 Parcels 001 and 002, 8 acres located on Columbia Road, from R-A to M-2. Commission District 3. [Application] [Map] [Staff Report]
7.	RZ 98-08-01, Revision to Riverwood Plantation – Champions Retreat Golf Maintenance Facility, Tax Map 065 Parcel 003, 1.6 acre portion, zoned PUD, Commission District 3. [Map]

[Staff Report]

COLUMBIA COUNTY PLANNING COMMISSION

VariationStaff

8. VA07-10-02, request for a variation from Section 90-96(c)(5), Evans Town Center Overlay District (ETCO), Doors; Tax Map 072 Parcel 245, 0.66 acre located at 4393 Washington Road. Commission District 3. [Application] [Map] [Rendering] [Staff Report]

Staff CommentsStaff
Public CommentsChairperson Hall
AdjournChairperson Hall

Columbia County Planning Commission		
Commission District and Commissioners	Planning Commissioner	
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman	
District 1 [Ron Thigpen]	Jean Garniewicz	
District 2 [Tommy Mercer]	Dean Thompson	
District 3 [Diane Ford]	Deanne Hall, Chairperson	
District 4 [Lee Anderson]	Tony Atkins	

Meeting Schedule: October 2007

Board/Commission	Date	Time	Location
Planning Commission	October 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	October 23, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	November 1, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 6, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	November 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee November 27		8:00 AM	Evans Government Center Auditorium



COLUMBIA COUNTY PLANNING COMMISSION

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on *Tuesday*, *November 6, 2007* at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on <u>Friday, November 2, 2007</u> to place their name on the agenda for presentation.





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The Columbia County Planning Commission held a staff briefing at 6:00 p.m. in the Evans Government Center Complex in the Planning Division conference room at 630 Ronald Reagan Drive in Evans, on Thursday, October 4, 2007. Items were discussed with no action taken. Their regularly scheduled meeting followed at 6:30 p.m. in the Evans Government Complex auditorium.

Vice-chairman McGuire called the meeting to order. Those in attendance in addition to the Vice-chairman were; Commissioner Dean Thompson and Commissioner Tony Atkins; Jeff Browning, Division Director; Justin Snyder, Planner II; Dave Van De Weghe, Planner II; Chuck King, Planning Technician; and the general public. Chairperson Deanne Hall and Commissioner Jean Garniewicz were absent.

Commissioner Thompson gave the Invocation followed by Commissioner Atkins leading the Pledge to the Flag.

Vice-chairman McGuire declared a quorum with 60% of the members present.

Commissioner Thompson moved to approve the minutes of September 20, 2007. Commissioner Atkins seconded. Motion carried 3 – 0.

Mr. Browning read the agenda. He stated that there was one item to add under old business, a request for the planning commission to reconsider the preliminary plat for the Golf Bungalows, a part of Riverwood Plantation. Under new business there was one final plat, four preliminary plats, several rezoning matters most of which were county initiated, and one variance request for consideration. Mr. Browning stated that the rezoning items requiring board of commissioners approval would be heard at the October 16, 2007 board of commissioners meeting and that the meeting would be held in the auditorium at the Government Center Complex.

Commissioner Thompson moved to approve the Agenda as presented. Commissioner Atkins seconded. Motion carried 3 - 0.

Old Business

Golf Bungalows at Champions Retreat, Champions Parkway, Zoned PUD, 24 lots, 10.37 acres, Commission District 3.

Mr. Browning stated that the planning commission considered the Golf Bungalows at its last meeting and approved it with all department conditions but allowing the developer to consult with the acting county engineer to reconsider the 24 foot pavement width requirement. He stated that the acting county engineer and the developer were unable to reach an agreement. Therefore, the developer was appealing the previous approved condition requiring a 24 foot pavement width and is asking the planning commission to reconsider allowing the reduced pavement width of 20 feet from back of curb to back of curb.

Wayne Millar, 5123 Riverwood Parkway, appeared to appeal the previous approved condition. He stated that he and his associates met with the acting county engineer on October 2, 2007. Mr. Millar pointed out that they currently had a precedent in the village with less street width. He



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stated that they originally came in without any curbing and that was corrected. Mr. Millar stated that the reason for the request for the reduction in the street width was to create a certain feel for the village. Mr. Millar quoted from the growth management plan and how it related to the urban design plan and felt that it was applicable to what they were attempting to do. Mr. Millar stated that they were not in favor of the wider street. Mr. Millar stated that they were a private, gated community and that they maintained their own streets. Mr. Millar showed pictures of their existing development with reduced pavement width and showed two vehicles parked next to each other within the 18 foot wide street. Mr. Millar stated that he was appealing to the planning commission to allow them to create the atmosphere in their development that they sought to accomplish. He also felt that perhaps the change in department leadership may have somewhat caused the pavement width conflict.

Mr. Browning showed additional slides showing the areas Mr. Millar was referring to and verifying with Mr. Millar that those were the 18 foot streets he was referring to. Further clarification occurred between Mr. Millar and the planning commission. Commissioner Atkins asked Mr. Browning where the 24 foot road width standard came from. Mr. Browning stated that the street width requirement is 31 feet but the commission had in the past approved various street widths throughout the county. Commissioner Thompson asked Mr. Millar how they were allowed to use 18 foot road widths previously. Mr. Millar stated that the 18 foot wide streets are not streets within a subdivision. Commissioner Thompson asked if they would be building more units. Mr. Millar stated that they would in the future. Vice-Chairman McGuire wanted to know about the size of the Bungalows. Mr. Millar stated that they would cap at about 2,200 square feet.

Commissioner Atkins made the motion to approve the preliminary plat for Golf Bungalows at Champions Retreat, to include all previous departmental conditions and amend one of the conditions to reduce from 24 feet to 20 feet the required street width from back of curb to back of curb. Commissioner Thompson seconded. Motion carried 3 - 0.

New Business

(Final Plat)

Bartram Trail IV, William Few Parkway, Zoned PUD, 30 lots, 18.31 acres, Commission District 3.

Mr. Snyder presented the preliminary plat for Bartram Trail IV. He stated that the plat was conditionally approved by all departments and that the improvements in the field were completed, inspected, and accepted by the board of commissioners on October 2, 2007. Mr. Snyder pointed out the site on the presentation. Mr. Snyder stated that staff was recommending approval with conditions.

Commissioner Thompson made the motion to approve the final plat for Bartram Trail IV, and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3- 0

(Preliminary Plat)

Wisteria Place, Blue Ridge Drive, Zoned A-R, 20 lots, 6.24 acres, Commission District 1.



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Mr. Snyder presented the preliminary plat for Wisteria Place on Blue Ridge Drive. He stated that the plans were conditionally approved by all departments. Mr. Snyder stated that a few minor changes needed to be made prior to release of the plans for construction. Staff was recommending approval of subdivision variances for pavement width of 24 feet within the 60 foot right-of-way and no cul-de-sac at the end of the private road due to presence of state waters and a Georgia Power Easement. Mr. Snyder also stated that the applicant was concurrently seeking a 35 foot zoning variance from front minimum building line (75 feet from centerline required, seeking 40 feet from centerline). Staff was recommending approval contingent upon the variance approval.

William Smith Boulevard (road dedication), Zoned PUD, 4.17 disturbed acres, Commission District 3.

Mr. Snyder presented the preliminary plat for William Smith Boulevard (road dedication). He stated that this was a continuation of a subdivision collector road serving the Crawford Creek development. The developer was working with the property owners to the south to acquire the additional property needed to connect William Smith Boulevard to North Old Belair Road and Wendover Way. He stated that the road was being built in phases along with the subdivision. Mr. Snyder stated that the county needed to begin acquiring additional right-of-way on North Old Belair Road as the developer did not have condemnation powers. The county must also coordinate realignment of the intersection of North Old Belair Road and Columbia Road with GDOT and improve North Old Belair Road to the same standard as William Smith Boulevard. Staff was recommending approval with conditions.

River Call East at Crawford Creek, William Smith Boulevard, Zoned PUD, 82 units, 23.17 acres, Commission District 3.

Mr. Snyder presented the preliminary plat for River Call East at Crawford Creek. He stated that the plans were conditionally approved by all departments. The concept was changed recently from attached townhomes to attached quadruplexes similar to the Amberley product at Riverwood. A storm water management plan had to be submitted to the county and a stormwater design also had to accommodate a 100 year storm. Staff was recommending approval with conditions.

Commissioner Thompson made the motion to approve the preliminary plats for Wisteria Place, William Smith Boulevard (road dedication), and River Call East at Crawford Creek, and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3 - 0.

Berkley Hills II, William Few Parkway, Zoned R-2, 66 lots, 36.20 acres, Commission District 3.

Mr. Snyder stated that staff received a verbal request from the developer to table the preliminary plat for Berkeley Hills II to allow the developer to meet with staff to discuss grading and tree removal issues.

Commissioner Atkins made the motion to table the preliminary plat for Berkley Hills II until the October 18, 2007 planning commission meeting. Commissioner Thompson seconded. Motion carried 3 - 0.

(Rezoning)



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RZ 07-10-01, Rezone Tax Map 074C Parcel 014C, 1.97 acres located on Jessie Road, from R-2 to R-3A. Commission District 3.

Mr. Browning presented the rezoning on Jessie Road. He stated that the area was underutilized and was well located for urban development. He stated that it was near commercial shopping, good transportation and employment centers. Mr. Browning also pointed out that some increase in intensity of use was needed to encourage development and redevelopment in the area. He stated that staff was recommending approval.

H.A. Uzpurvis, 4738 Woodbridge Drive, appeared in favor of the rezoning. He stated that he purchased the property to develop duplexes that he would own. He also stated that the units would be about 1,000 to 1,100 square feet with a garage.

No one appeared in opposition of the rezoning.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to approve RZ07-10-01 and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3 - 0.

RZ 07-10-02, County Initiated Rezoning of Tax Map 050 Parcel 035C, 7.94 acres located at 120 Chamblin Road, from S-1 to R-A. Commission District 3.

Mr. Van De Weghe presented the county initiated rezoning of RZ07-10-02. He stated that the property was rezoned to S-1 in 1997 for a cellular tower and was never erected. Mr. Van De Weghe stated that the R-A zoning district would allow the owner to develop or sell the property without impacting the surrounding parcels. The property owner did consent to the rezoning. He stated that staff was recommending approval.

No one appeared in favor of or in opposition of the county initiated rezoning.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to approve RZ07-10-02 and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3 - 0.

RZ 07-10-03, County Initiated Rezoning of Tax Map 048 Parcel 008, 2.33 acres located at 5550 Washington Road, from C-2 to R-A. Commission District 3.

Mr. Van De Weghe presented the county initiated rezoning of RZ07-10-03. He stated that the property was rezoned to C-2 in 1993 for an office. The subject property was adjacent to large-lot, rural homes. Mr. Van De Weghe stated that the Growth Management Plan discouraged commercial uses in the area. Mr. Van De Weghe also verified with the County Tax Assessor that the property would not loose any value as it was already being appraised as residential. He stated that staff was recommending approval of the rezoning.

No one appeared in favor of or in opposition of the county initiated rezoning.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to disapprove RZ07-10-03 with the stipulation that it would be reexamined in one



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year to determine if any development occurred within the year. Commissioner Atkins seconded. Motion carried 3 - 0.

RZ 07-10-04, County Initiated Rezoning of Tax Map 048 Parcel 009, 2.14 acres located at 5530 Washington Road, from C-2 to R-A. Commission District 3.

Mr. Van De Weghe stated that following a rezoning on an adjacent parcel, GIS incorrectly listed part of this parcel as C-2. He stated that the correct zoning was R-A. The parcel was never rezoned. Staff was recommending withdrawal of RZ07-10-04.

No one appeared in favor of or in opposition of the county initiated rezoning.

Commissioner McGuire declared the public hearing closed. Commissioner Atkins made the motion to withdraw RZ07-10-04. Commissioner Thompson seconded. Motion carried 3 - 0.

RZ 07-10-05, County Initiated Rezoning of Tax Map 048 Parcel 010, 2.0 acres located at 5520 Washington Road, from C-1 to R-A. Commission District 3.

Mr. Van De Weghe presented the county initiated rezoning of RZ07-10-05. He stated that a portion of the parcel was rezoned in 1980 for a grocery store and that no apparent development activity had occurred in the 27 years since it was rezoned. Mr. Van De Weghe stated that the Growth Management Plan discouraged commercial uses in the area. The subject property was adjacent to single family homes on large lots. Mr. Van De Weghe also verified with the County Tax Assessor that the property would not loose any value as it was already being appraised as residential. Mr. Van De Weghe stated that the Owner of the property did object to the county initiated rezoning, however, staff was recommending approval.

Guss Dunn, appeared representing his sister, Maxine Dunn, who is the property owner, to object to the county initiated rezoning. He stated that his sister intended to develop a grocery store/convenience store when she moved back from California. He stated that his sister was not aware that there was a time limit on developing the property. He felt that they would have something developed within the year.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to disapprove RZ07-10-05 with the stipulation that it would be reexamined in one year to determine if any development occurred within the year. Commissioner Atkins seconded. Motion carried 3 - 0.

RZ 07-10-06, County Initiated Rezoning of Tax Map 058 Parcel 018, 1.32 acres located at 5301 Washington Road, from C-2 to R-1. Commission District 3.

Mr. Van De Weghe presented the county initiated rezoning of RZ07-10-06. He stated that the property was rezoned to C-2 in 1988 for a convenience store. The property is still vacant 19 years after the rezoning. The subject property is surrounded by the Riverwood Plantation West PUD. A condition of the PUD approval prohibits non-residential development until 85% of the commercial portion of the original Riverwood PUD is sold or leased. The rezoning of this parcel to R-1 would likewise prevent commercial development until an appropriate time. Mr. Van De Weghe stated that the C-2 zoning district was too intense for the area and that Riverwood West only permitted C-1 type uses in its "traditional neighborhood" areas. Mr. Van De Weghe did



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speak with the Owner who objected to the county initiated rezoning; however, staff was recommending approval of the rezoning.

Linda Briggs, Harlem, GA, appeared in opposition of the county initiated rezoning. She stated they originally planned to operate their business out of this location when they purchased it. She stated that when they later closed their business they offered the property for sale but was unsuccessful. She stated that they felt the growth of the county would catch up and it had. With the installation of the new traffic signal at General Woods Parkway, they felt they now have a viable commercial property as no single family residence would want to go there. She also stated that once Old Washington Road is realigned with General Woods Parkway, it would be a prominent four corner section for commercial development. She did not feel that the C-2 zoning would adversely affect the surrounding properties.

Vice-chairman McGuire wanted clarification on the taxation of the property. Mr. Van De Weghe stated that while properties may be zoned commercial, the Tax Assessor's office in some cases would not consider the property to be a viable commercial piece and would not assess and tax the property as commercial. Therefore, properties were assessed as residential. Mr. Van De Weghe stated that the Tax Assessor felt differently about this property. Ms. Briggs stated that it was at one time used as commercial.

Louie Hydrick, 1074 Po Folks Lane, Lincolnton, GA, appeared on behalf of his client, the Briggs. He stated that for the size of the lot and the price they were asking, a car dealership would not be interested. He stated that the best use would be a convenience store.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to disapprove RZ07-10-06 with the stipulation that it would be reexamined in one year to determine if any development occurred within the year. Commissioner Atkins seconded. Motion carried 3-0.

RZ 07-10-07, County Initiated Rezoning of Tax Map 076 Parcel 005A, 1.0 acre located at 1393 Furys Ferry Road, from P-1 to R-1. Commission District 1.

Mr. Van De Weghe presented the county initiated rezoning of RZ07-10-07. He stated that the property was rezoned to P-1 in 1987 for a model log home, residence, and sales office. The Log home was built but ownership had changed twice. Mr. Van De Weghe stated that the sole use today was apparently residential. The subject parcel is adjacent to single family homes on large lots. Mr. Van De Weghe also verified with the County Tax Assessor that the property would not loose any value as it was already being appraised as residential. Staff was recommending approval.

No one appeared in favor of or in opposition of the county initiated rezoning.

Commissioner McGuire declared the public hearing closed. Commissioner Atkins made the motion to disapprove RZ07-10-07 with the stipulation that it would be reexamined in one year to determine if any development occurred within the year. Commissioner Thompson seconded. Motion carried 3 - 0.

RZ 07-10-08, County Initiated Rezoning of Tax Map 077 Parcel 009F, 1.01 acre located at 1140 Furys Ferry Road, from C-1 to R-1. Commission District 1.



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Mr. Van De Weghe presented the county initiated rezoning of RZ07-10-08. He stated that the property was rezoned to C-1 in 1992 by the current owner. The property is still vacant today. Mr. Van De Weghe stated that applications to rezone the adjacent parcel from R-1 to C-1 and C-2 were unsuccessful in 1995 and 2005. The Growth Management Plan called for medium-density residential. The adjacent parcels are single family homes on large lots. Mr. Van De Weghe stated that the Owner did object to the county initiated rezoning; however, staff was recommending approval.

No one appeared in favor of or in opposition of the county initiated rezoning.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to disapprove RZ07-10-08 with the stipulation that it would be reexamined in one year to determine if any development occurred within the year. Commissioner Atkins seconded. Motion carried 3 - 0.

(Variance)

VA07-10-01, request for variance from Section 90-53, List of lot & structure requirements, Minimum front building setback from street centerline, Tax Map 078 Parcel 115A, 6.24 acres located on Blue Ridge Drive. Commission District 2.

Mr. Browning presented the variance request for property located on Blue Ridge Drive and stated that it was related to the preliminary plat for Wisteria Place. The variance request was to Section 90-53, Front Setback, to reduce the front setback from 75 feet to 40 feet - a 35 foot front yard variance. The existing land use is undeveloped and currently zoned A-R. The applicant proposes a town home development fronting the parking area. Mr. Browning stated that the property was approved for a side yard variance previously. The applicant's site plan depicted 24 units for an overall density of 2.5 units per acre. Mr. Browning stated that the parcel was irregular in shape, and was encumbered with a large Georgia Power easement. Mr. Browning stated that staff was recommending approval.

Bill Corder, 842 Sparkleberry Road, with Blue Water Engineering appeared to answer any questions the commission may have had. He stated that one of the unique features of the site was that it was a residential subdivision but looked more like a commercial site due to the constraints of the property.

No one appeared in opposition of the variance request.

Commissioner McGuire declared the public hearing closed. Commissioner Thompson made the motion to approve VA07-10-01 and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 3 - 0.

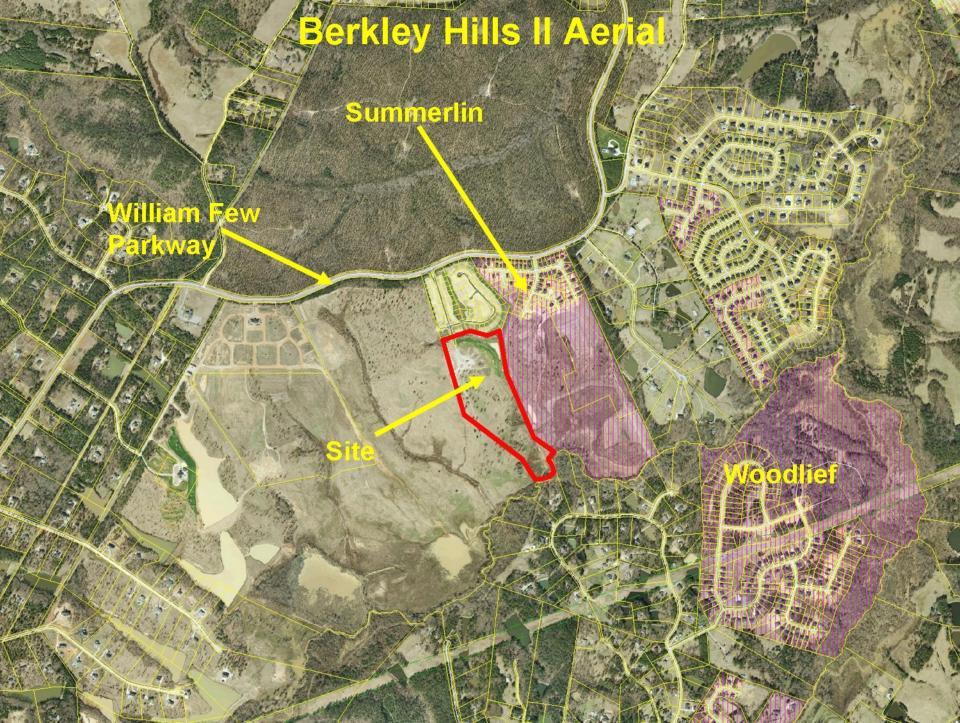
(Staff Comments) None

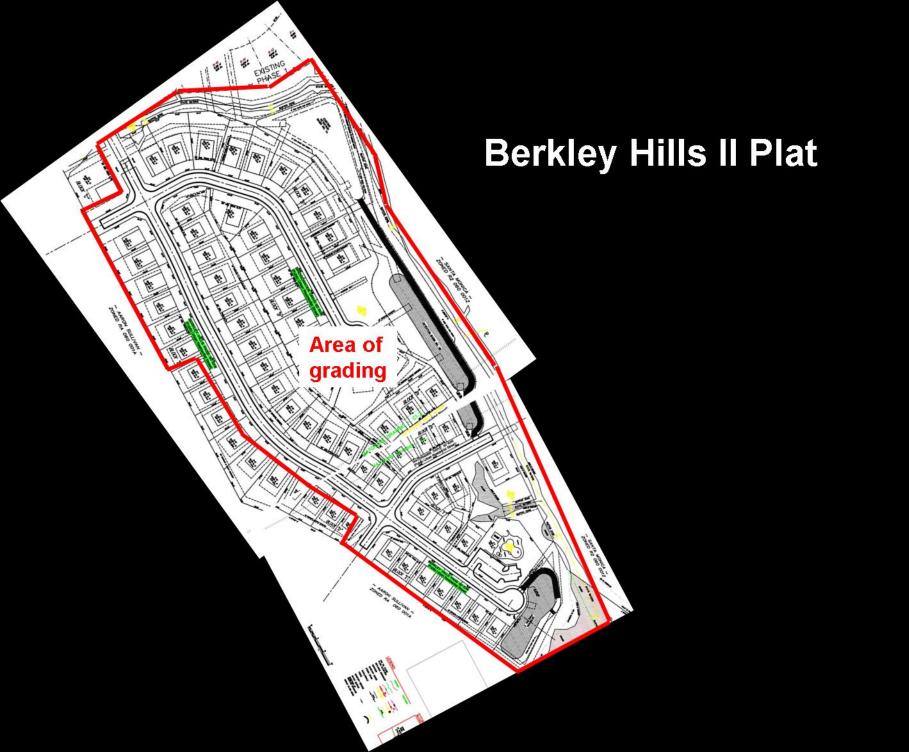
(Public Comments) None



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There being no further business, the m	eeting adjourned at 7:28 p.m.
Approved,	
Brett McGuire, Vice-Ch	nairman
, Plannin	g Technician









PRELIMINARY PLAT

BERKLEY HILLS II

Property Information

Subdivision Name	Berkley Hills II
Location/address	William Few Parkway
Development Acreage	36.20 acres
Number of lots/units	66 lots (1.82 lots/acre)
Zoning	R-2 (Single Family Residential)
Engineer/Surveyor	OneSource
Commission District	District 3 (Ford)
Recommendation	Disapproval

Summary and Recommendation

EHR Developers seek preliminary plat approval for Berkley Hills II. This subdivision contains 66 lots on 36.20 acres for a density of 1.82 lots per acre. It is zoned R-2 (single family residential).

When this plat came in for approval, the civil engineer showed the site to be mass graded. Staff met with the engineer and the owners of the subdivision and informed them that the mass grading of the site was, in staff's opinion, contrary to provisions of the zoning ordinance (see below) and could not be recommended for approval to the Planning Commission. Since then staff has met for further review of the subdivision and agree that there are ways of engineering the subdivision to comply with the zoning provisions and avoid mass grading of the site. For that reason the staff is not recommending approval of the subdivision.

The tree protection portion of the zoning code says:

Clearance of trees and vegetation during the land development process shall be limited to that necessary for, and directly related to the construction of improvements specifically authorized by the land disturbance permit for a subdivision, or in accordance with an approved site plan for a nonresidential project or a multifamily residential project.

Prior to granting approval of a preliminary plat for a subdivision, or a site plan for a nonresidential or multifamily residential project, a landscaping/tree protection plan which shows the following information must receive the approval of the director of the county's planning and development services division or his/her designee.

- (1) The limits of clearance and land disturbance.
- (2) Approximate location of each tree having a diameter of 16 inches or more at breast height, with each tree designated whether it is to remain or to be removed. For subdivision development the area of clearance must be shown and only specimen trees within the area of clearance must be identified.
- (3) The extent of the area to be cleared of vegetation with verification it is limited to that portion of the property where:



PRELIMINARY PLAT

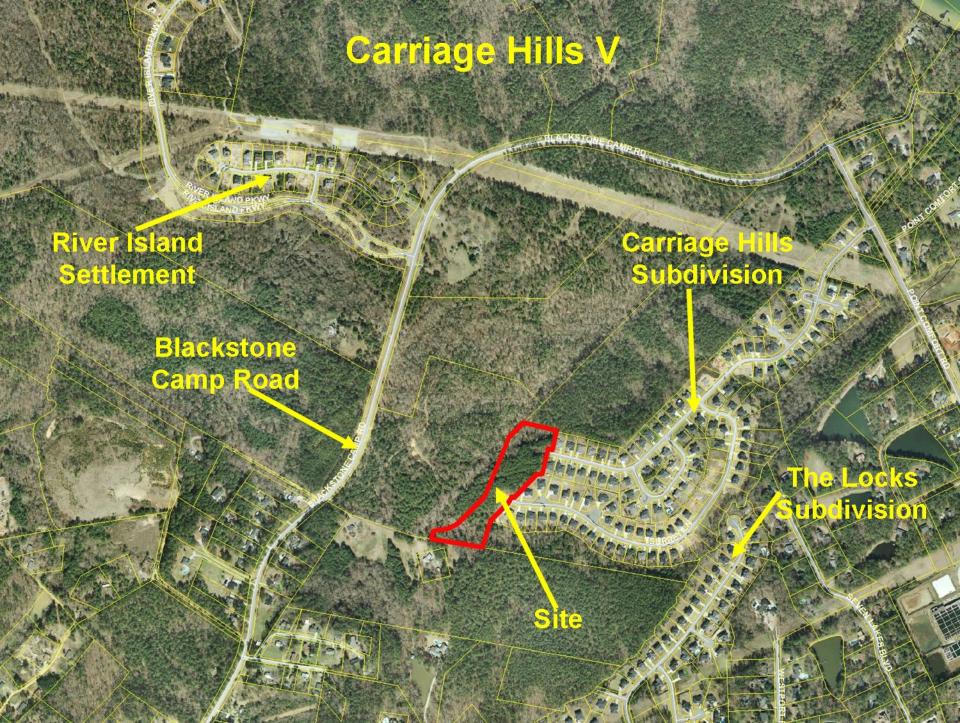
BERKLEY HILLS II

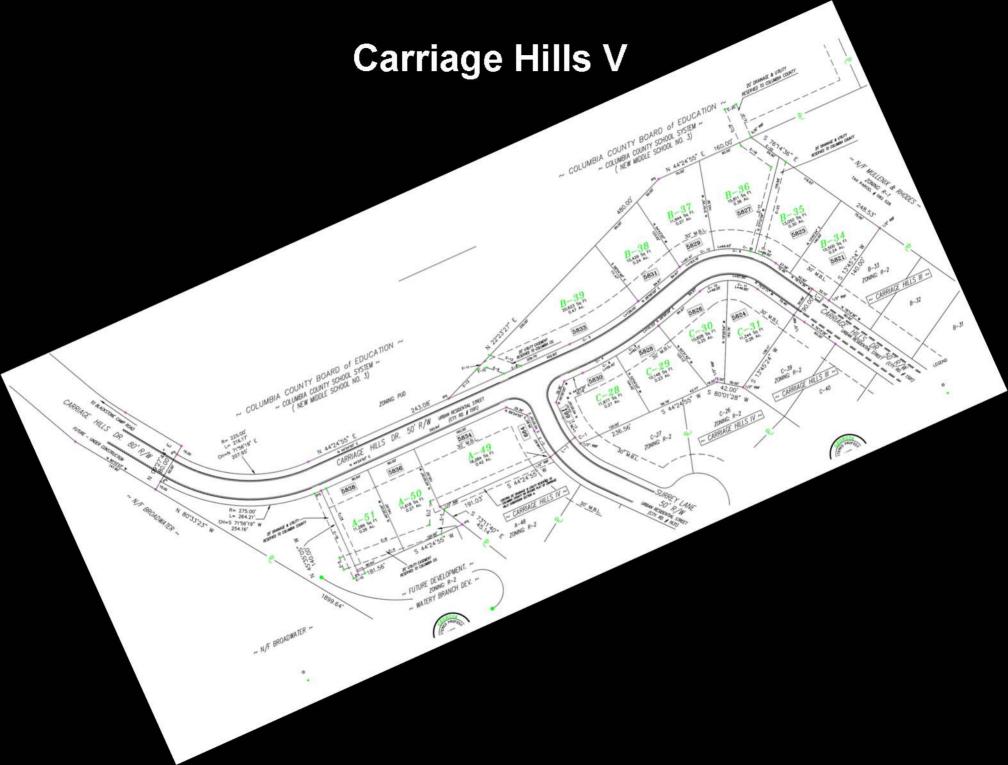
- a. Soil erosion and sedimentation controls are to be installed.
- b. Utilities, streets and other site improvements are to be constructed under authorization of the permit.

No landscaping/protection plan shall be approved unless, in the opinion of the director, based on the material submitted to him, such plan avoids removal or severe trimming of trees and/or excessive or unsightly grading, indiscriminate earth moving or clearing and unnecessary removal of trees and vegetation. The landscaping/tree protection plan shall provide for tree removal only on that portion of the property covered by such plan where buildings, roads, driveways, parking lots, utilities, erosion control devices and storm water retention facilities are to be located, provided that in each instance, the improvements on the property shall be designed and located in such a way as to minimize the removal of trees, and the roads, driveways, parking lots, utilities, erosion control devices and storm water retention facilities shall be built around existing trees, which shall be protected with islands or planting strips to the extent reasonably practical as determined by the director or his designee. Clear cutting of land is not to be approved except in those instances where the director of the county planning and development services division or his designee finds that the circumstances given for such actions are of such importance that they outweigh the public interest in carrying out the goals for restricting tree removal.

It is these provisions that the staff believe are being violated by the current design of the subdivision. At this point in time staff has left word with the engineer that staff is prepared to meet with the engineer and the subdivision owners to discuss specific ways of re-engineering the subdivision to comply with the zoning provisions. That meeting has not been set up yet. Therefore, at this point staff can only advise the Planning Commission that the subdivision, in staff's opinion, is not approvable and measures are being taken to work with the engineer and the subdividers.

Staff recommends disapproval.







Property Information

Subdivision Name	Carriage Hills V
Location/address	Surrey Lane
Development Acreage	5.25 acres
Number of lots/units	13 lots (2.48 lots per acre)
Zoning	R-2 (Single Family Residential)
Engineer/Surveyor	H&C Surveying
Commission District	District 1 (Thigpen)
Recommendation	Approval with conditions

Summary and Recommendation

Watery Branch Development seeks approval of a final plat for Carriage Hills V, located on Surrey Lane. This section contains 13 lots on 5.25 acres for an average of 2.48 lots per acre. The property is zoned R-2 (Single-Family Residential). The plat has received the necessary approvals with a few changes to be made to the plat before its release for sale of lots. This item has been taken to the Public Works Committee for review, and BOC acceptance of improvements is scheduled for the October 16, 2007 meeting.

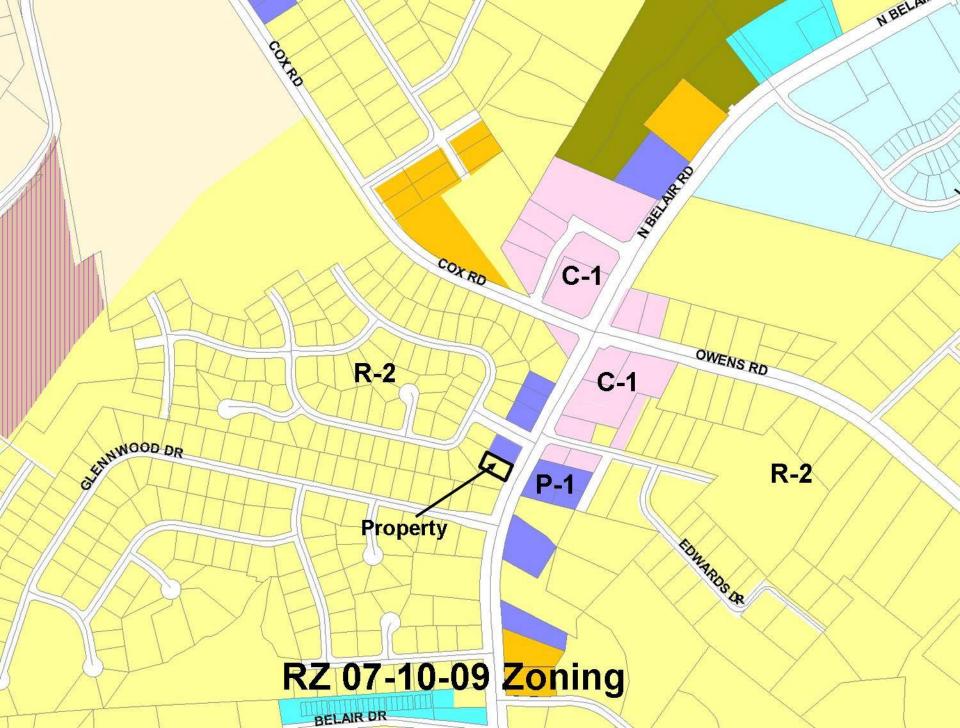
Staff recommends approval contingent upon BOC acceptance of improvements with all staff conditions included.

REZONING APPLICATION

Columbia County, Georgia
The undersigned requests that the property described below be rezoned from R-1 to P-1

R-A Residential Agriculture	R-4 Recreational Residential	C-3 Heavy Commercial
R-1 Single family residential	T-R Townhome Residential	M-1 Light Industrial
R-1A Single family residential	A-R Apartment Residential	M-2 General Industrial
R-2 Single family residential R-3 Single family residential	C-1 Neighborhood Commercial C-C Community Commercial	P-1 Professional
R-3A Single family residential	C-2 General Commercial	S-1 Special District PUD Planned Unit Development
	0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	PDD Planned Development District
PROPERTY LOCATION:		
Tax Map <u>#072E </u>	rcel #	
Address: 252 North Belair Roa	d, Evans Georgia 30809 A	creage <u>0.257</u>
Road Frontage 76.0' feet on the N	orth/South/East(West (dircle one) s	side of North Belair Road
	Property is	approximately 105' feet from the
intersection of: Evanston Driv	e .	The attached plat for the property was
prepared by Baldwin & Crans		and dated 04-30-1971
		<u> </u>
PROPOSED USE:		
	used for the following purposes: Pr	rofessional Office
in approved, the property will be t	ised for the following purposes. The	olessional Office
•		
APPLICANT AND OWNERSH	HP INFORMATION:	
OWNER: James E & Vanessa l	R Waldron APPLICANT: Jame	s E& Vanessa R Waldron
		~
ADDRESS: 252 North Belair R	kd ADDRESS: 252 North Bela	air Rd
ADDICESS. 232 North Delan I	TIDDICESS. 232 I WITH DOIL	411 IXU
CITY: Evans, Georgia	CITY: Evans Georgia	
CIII. Evans, Georgia	CITT. Evans Georgia	
ZIP: 30809	ZIP: 30809	•
PHONE #: 706-863-2125	PHONE #: 706-863-2125	
DISCLOSERS:		
	ial or member of their family has	ve a financial interest in the property, or
	•	50 or more within the past two years to
		- · · · · · · · · · · · · · · · · · · ·
any local government official. I	(yes or no). If yes, a full wri	tten disclosure must be submitted.
· · · · · · · · · · · · · · · · · · ·	chalty of perjury that all of the sta	tements contained in or submitted with
this application are true.		
	$\mathcal{L}_{1}(1)$	N. 844
Owner's Signature WMDC	Applicant's	Signature Jemes Meha
16		16 70.1
Owner's Signature Mussa	AN Aldron-Applicant's S	Signature Ovesset Wolden-
	Ith Sections	ind
Subscribed and sworn to before	me on 11" Systemics	$\mathcal{C}(\cap_{\mathrm{of}} 20(\mathcal{C})')$ Deputy Clerk of Superior Count
	11.00	Richmond County, Georgia
	OCHUNA Notary Public	My Commission Expires:
	()	ng with your \$535.00 application fee to:
	nbia County Planning and Developme	
Divisi		Date Received: 9/12/07
Divisi	630 Ronald Reagan Drive	Dublic Heaving Date: 4. Am/ mEile #

Evans, GA 30809



R-2 to P-1

FILE: RZ 07-10-09

Property Information	
Tax ID	Tax Map 072E Parcel 002
Location/address	252 North Belair Road
Parcel Size	0.26 +/- acre
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Developed
Future Land Use	High Density Residential
Request	P-1 (Professional)
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

James E. and Vanessa R. Waldron, owner/applicant, is requesting the rezoning of one parcel containing 0.26 acre of land from R-2, single family residential, to P-1, professional. The property is located at 252 North Belair Road. The lot was originally platted as a part of Evanston Subdivision. Other lots fronting Belair Road that were platted in Evanston Subdivision have been rezoned to P-1 professional office. Surrounding zoning is R-2 single family residential to the south and west, P-1 office zoning to the north across Evanston Drive, and C-1 and P-1 across Belair Road.

The Planning Commission has considered several similar rezoning petitions seeking to rezone properties along five lane wide Belair Road from residential to an office professional category. The incentive is to seek another potential use for these residential properties. Staff does not want to suggest that every piece of property fronting arterials in the county is unsuitable for residential use. However, Belair Road has presented additional challenges because the expansive right-of-way of the road was retrofitted into the adjacent subdivisions resulting in the residential properties being very close to the street.

In fact, staff would suggest that the more desirable use of the arterial frontage would be for higher density residential development. However, the typical lots that were platted as subdivision lots in the past are too small to accommodate higher density residential development. Ultimately several of these lots could be consolidated into a larger tract for higher density residential development. That scenario of development is not feasible at this time. Therefore, an interim solution is to allow use of these properties and often the residential structures on the property for small office developments.

Interdepartmental Review

R-2 to P-1

FILE: RZ 07-10-09

Conditions

COLUMBIA COUNTY

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

- 1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - > All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - > Access to the property from SR383 must be approved by GDOT.
 - ➤ If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - ➤ If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
- 2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Ingress and egress to be approved by GDOT. Site distance needs to be checked.

Comments

Water and Sewer: County water is available on a sixteen inch line on North Belair Road. County sewer is available on an eight inch line in the rear of the property. This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Should have county sewer.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on North Belair Road within the last twelve months. This project will affect safety and traffic conditions in the area. Depending on the number of vehicles entering and exiting the proposed project, traffic conditions may be heavier during business hours. Patrols will be needed to monitor traffic conditions. There is adequate access for public safety vehicles. A deceleration/acceleration traffic lane is recommended.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request



R-2 to P-1

FILE:	RZ	07-1	10-09
		\sim ι	

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and land use patterns. Office use is appropriate for Belair frontage at least for an interim period of time after which either larger higher density residential or larger office developments become feasible.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request should not affect the nearby neighborhood or properties. The adjoining residential properties should be adequately protected by required buffering.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP to the extent it provides a viable interim use of these properties that may be developed in the future more comprehensively as either residential or office developments.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties could continue to be used for single family residential.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed zoning will not increase use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The rezoning recognizes the transition of these frontage residential properties after the widening of Belair Road.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.

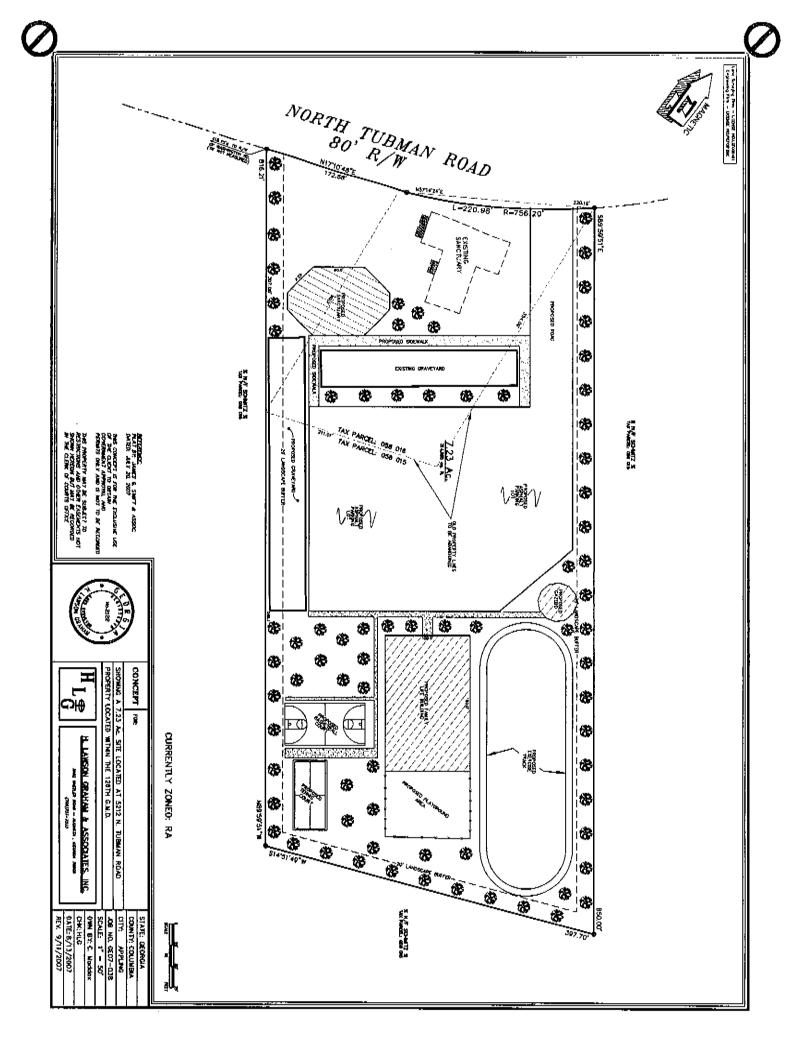
REZONING APPLICATION

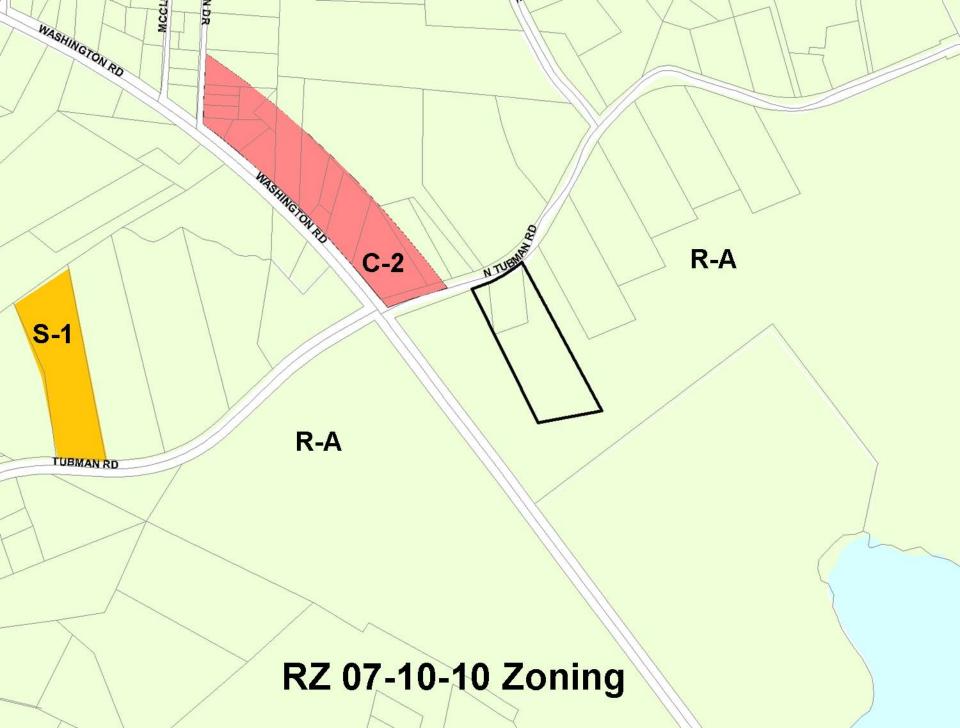
Columbia County, Georgia

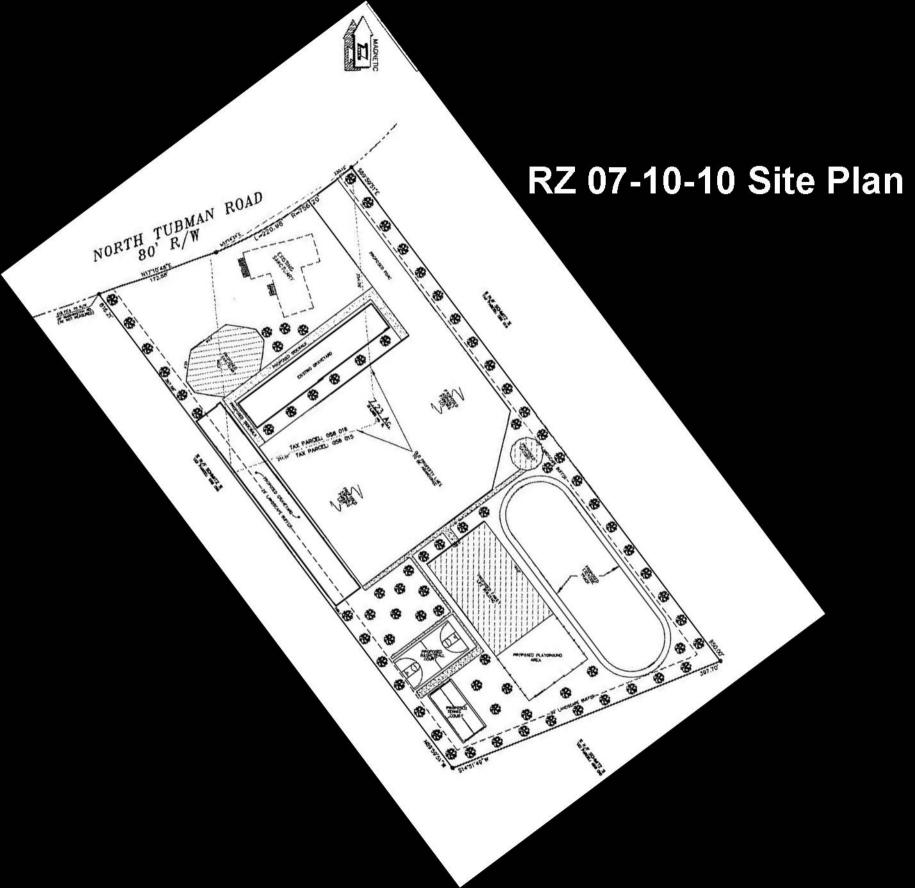
The undersigned requests that the pr	roperty described belo	ow be rezoned fro	omR-1	10 <u>3-1</u>
R-A Residential Agriculture R-1 Single family residential R-1A Single family residential R-2 Single family residential R-3 Single family residential	R-4 Recreational Res T-R Townhome Resi A-R Apartment Resi C-1 Neighborhood C C-C Community Col	idential dential Commercial	C-3 Heavy Comme M-1 Light Industria M-2 General Indus P-1 Professional S-1 Special Distric	ıl trial L
R-3A Single family residential	C-2 General Comme	reiul	PUD Planned Unit PDD Planned Devo	Jonnest District
PROPERTY LOCATION: Tax Map #058 Address5212 N. Tubma Road Frontagefeet onNorthTubman_Road			1 25-4	(AUTION)
Tax Map # 058	Parcel # _	<u>058</u> 016	0/0/3/1	
Address 5212 N. Tubma	in Road		Acreage	42 + 5 11 (com
Road Frontagefeet on	the North/South/Ea	ast/West (circle	one) side of	en pidesig)
North Tubman Road	·•	Property is app	proximately	feet from the
intersection ofproperty was prepared by				ned plat for the
property was prepared by Jay	me <u>s G. Swift a</u>	Associates	and dated _	20 200 +
PROPOSED USE:				
منا 11 أن المستحدد ال	used for the follow	ing purposes:		
Existing Church	+ New Chur	ch = Family	Life Center	
APPLICANT AND OWNERS				
APPLICANT AND OWNERS	tal Almah	OII.	Charal Day	V c
OWNER: Friendship Bo				
ADDRESS: 5212 N. Tubr	nan Rd			
CITY: Appling	ZIP: <u>30</u> 802		vetown 2	
PHONE #:	81	PHONE #: _	706-860-30	<u> </u>
DISCLOSERS: Does any local government offichas applicant made campaign coany local government official. I hereby depose and say under submitted with this application	ontributions in the and the and the and the least of the penalty of penalty o	ggregate of \$250 I f yes, a full wr i	0 or more within th itten disclosure m	ust be submitted.
(heid Parker	C h	W. Darlia-	_
Communications (See Cut	thene Pouls acred contract)	Applicant's S	ionature	
Owner's Signature (See Cure	$\alpha \theta$	Applicant so	1	
Subscripted and sworn to before By Sugar Chull	liams day		Ambia County, Georgia pirés October 12, 2010.	20 <u></u> 0/
Please return original notarized ap	plication with all documbia County Plannin	uments, along wit	th your \$535.00 appl	ication fee to:
	630 Ronald	Reagan Drive GA 30809	Date Receive	
			Public Heari	ng Date/18

Parcel ID 058 016 located at 5212 North Tubman Road in Appling, Georgia is the property of Friendship Baptist Church. This property is currently zoned as R-1 Single Family residential and to comply with the Columbia County zoning codes it should be classified as S-1 Special District. Friendship Baptist Church is currently under contract to purchase 5.71 acres of adjoining property. This request is for the additional acreage to be rezoned to S-1 in conjunction with parcel ID 058 016.

Future plans of development are for growth and expansion of the Friendship Baptist Church. Short term plans are to provide additional parking for the ministry. The church has long term plans to build a Family Life Center and a park area for the community as well as the ministry. The Family Life Center will contain a gymnasium and classrooms for education and training. Proposed plans for the park area include a gazebo, exercise track, playground area, tennis court, and a basketball court. Additional plans are for a new sanctuary and an additional graveyard.









R-A to S-1

FILE: RZ 07-10-10

Property Information	
Tax ID	Tax Map 058 Parcel 016 and Portion of Tax Map 058 Parcel 015A
Location/address	5212 N. Tubman Road
Parcel Size	7.13 +/- acres
Current Zoning	R-A (Residential Agriculture)
Existing Land Use	Developed
Future Land Use	Public / Institutional
Request	S-1 (Special District)
Commission District	District 3 (Ford)
Recommendation	Approve with conditions

Summary and Recommendation

Friendship Baptist Church, owner, and Cheryl Parks, applicant, is requesting the rezoning of one parcel containing 1.42 acres and a portion of another parcel containing 5.71 acres being purchased from LD & N LLC from R-A, residential agriculture, to S-1, special district, for the use of the church to expand their campus. The property is located at 5212 N. Tubman Road.

The church is located on the property as a nonconforming use in the R-A zoning district. According to the narrative provided with the application the church wishes to expand its campus over the next several years to include a new and enlarged sanctuary building, a family life center that will include a gymnasium and educational classrooms, several outdoor recreational facilities (tennis court, basketball court, exercise track, gazebo and playground area), and expansion of the cemetery. Time lines for these expansions are not provided other than the narrative reference to "long term plans."

Currently there is no development adjacent to the property other than residential dwellings across Tubman Road from the existing church building. All planned expansion on the campus is shown to be farther behind the existing building and away from the existing neighboring residents. Large lots have been subdivided recently to the east of the church property but no development has occurred on these lots.

Expansion of the campus is in order to allow growth of the church in is present location. Expansion will be predicated on not only the zone change but complying with all setback requirements of the S-1 zoning and all buffering requirements including a landscaped and structural buffer. The cemetery expansion will have to be relocated more toward the center of the property to allow space for the required buffer.

R-A to S-1

FILE: RZ 07-10-10

The site plan does not indicate if any of the outdoor recreational facilities will be equipped with lighting. If that is planned a condition of approval should be to control lighting to prevent encroachment into adjoining properties. All parking areas must be paved in accordance with zoning requirements.

Interdepartmental Review

Conditions

Planning: Expansion will be predicated on not only the zone change but complying with all setback requirements of the S-1 zoning and all buffering requirements including a landscaped and structural buffer. The cemetery expansion will have to be relocated more toward the center of the property to allow space for the required buffer. If lighting of outdoor recreational and parking areas is planned, a condition of approval should be to control lighting to prevent encroachment into adjoining properties. All parking areas must be paved in accordance with zoning requirements. The existing church building is very close to the right-of-way of Tubman Road which renders the building nonconforming and may limit any improvement to this building. Existing parking is within the Tubman right-of-way and should be eliminated with the expansion of new parking areas. The site plan does not show proposed new parking. The site plan must be updated to show additional required parking sufficient to meet code requirements.

Engineering: The property is located in the Little Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

- 1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - ➤ A deceleration lane dimensioned for the posted speed limit on North Tubman Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
 - ➤ If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - ➤ If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
- 2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Ingress and egress to be approved by county engineering department.

R-A to S-1

Comments

Water and Sewer: County water is available on a six inch line on North Tubman Road. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Must contact Health Department with new expansion plans/occupancy to determine septic system usage.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have not been any accidents on North Tubman Road within the last twelve months. There is adequate access for public safety vehicles.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

FILE: RZ 07-10-10

Criteria Point	Comment	
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	S-1 to accommodate institutional uses like a church is appropriate within residential and agricultural areas. The church already exists in this location and the zoning change will bring the church into conformity.	
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	Expansion of the church through expansion of the S-1 will not adversely affect the existing uses across Tubman Road. There is no development on the other three boundaries. Large lot residential development planned on the east side of the church should be compatible.	
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP.	
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.		
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed zoning will not increase use of public facilities or services. However, attention should be given to ensure adequate water service is available. Septic disposal will be evaluated. The increased use of the church will place more traffic on Tubman	



R-A to S-1

FILE:	R7	07	-10	7-1	\cap
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	Road but will not overburden the road's capacity.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The rezoning allows growth of the church.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the pro	perty described belo	w be rezoned from	Ra-4 to 51		
R-A Residential Agriculture	R-4 Recreational Res	ridential	C-3 Heavy Commercial		
R-1 Single family residential	T-R Townhome Resi		M-1 Light Industrial		
R-1A Single family residential	A-R Apartment Resi		M-2 General Industrial		
R-2 Single family residential	C-1 Neighborhood C C-C Community Cor		P-1 Professional		
R-3 Single family residential R-3A Single family residential	C-2 General Comme		S-1 Special District PUD Planned Unit Development		
1 21 2 million 1	O D Contorn Commit		PDD Planned Development District		
PROPERTY LOCATION:	Day 1 4	<i>e</i> i sa	·		
Tax Map #	Parcel # _				
Address III RIDGE ROAT	D APPLING,	GA 30802	Acreage <u>3.51</u>		
Road Frontage 387.5 feet on the	he North South Ea	st/West (circle on	e) side of		
RIDGE ROAD		Property is appro	ximately 6,29c feet from the		
intersection of WASHING TO	4 ROAD	1 7 11	. The attached plat for the		
property was prepared by	4 FON		and dated 10/2/00		
property was prepared by	S F. MATTIS	ON IV	and dated 10/2/00		
PROPOSED USE: If approved, the property will be u	sed for the followi	ing purposes:			
APPLICANT AND OWNERSH		_			
OWNER: JESSIE JOHNS	ON, UR.	APPLICANT:	BRIAN G. BESSON, P.E.		
ADDRESS: 6338 RIDGE	ROAD	ADDRESS: 20	04 WELLINGTON ROAD		
CITY: APPLING, GA Z	IP: <u>30802</u>	CITY: N. Au	IGUSTA SC ZIP: 29841		
PHONE #: (106) 793-185	13	PHONE #: (80	3) 441-4114		
	ributions in the ag	gregate of \$250 o	financial interest in the property, or r more within the past two years to en disclosure must be submitted.		
I hereby depose and say under the submitted with this application and submitted with the submit	he penalty of perpare true.		e statements contained in or		
Subscribed and sworn to before m By:	e on <u>loīth</u> day	of Spotems Notary Public	20.07		
Please return original notarized application with all documents, along with your \$535.00 application fee to: Columbia County Planning and Development Division P.O. Box 498					
	630 Ronald 1	Reagan Drive	Date Received: 9/Wol		
		A 30809	Public Hearing Date: 10/18/07 File # \$\mathbb{L} 2.07-10-11		
	Then I demonstrated	1004 4 0111111			

MELISSA A. CHAVIS
NOTARY PUBLIC
RICHMOND COUNTY
STATE OF GEORGIA
My Commission Expires April 19, 2010

King, Chuck

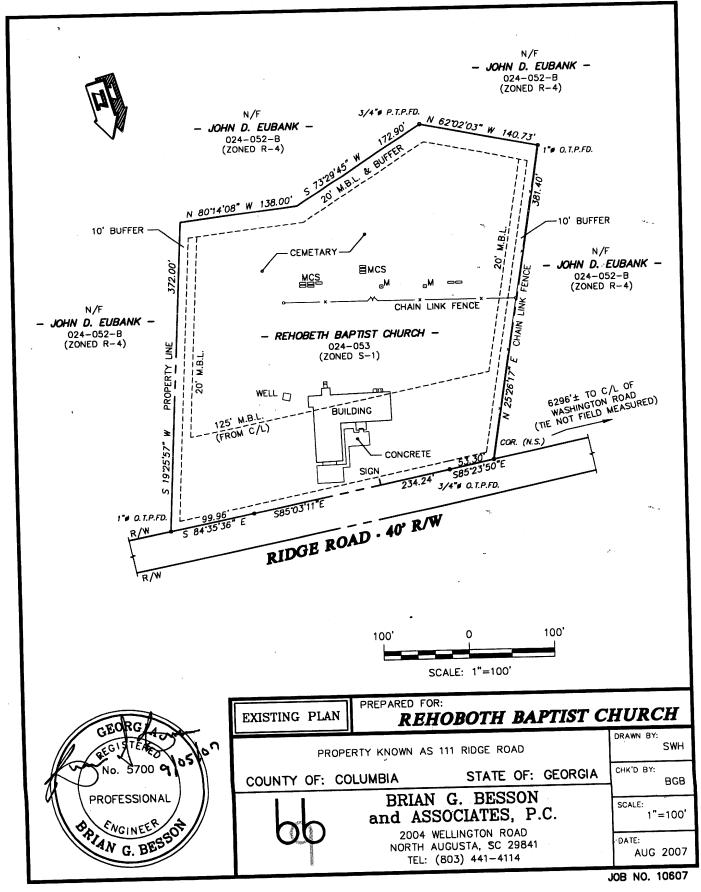
From: Brian Besson [bgbesson@comcast.net]
Sent: Wednesday, September 12, 2007 8:19 AM

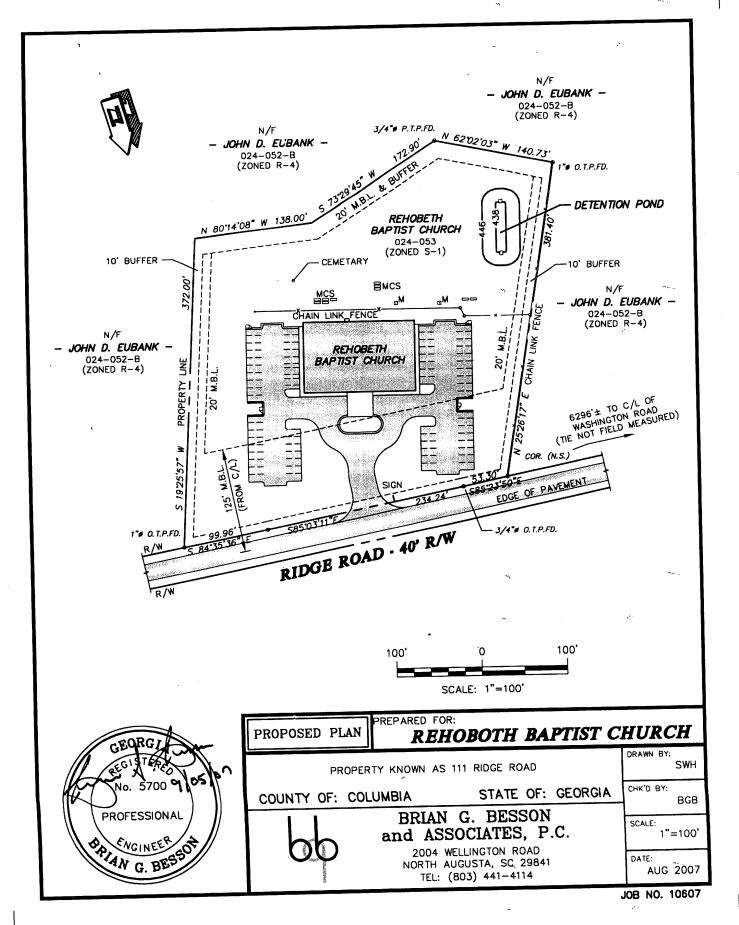
To: King, Chuck

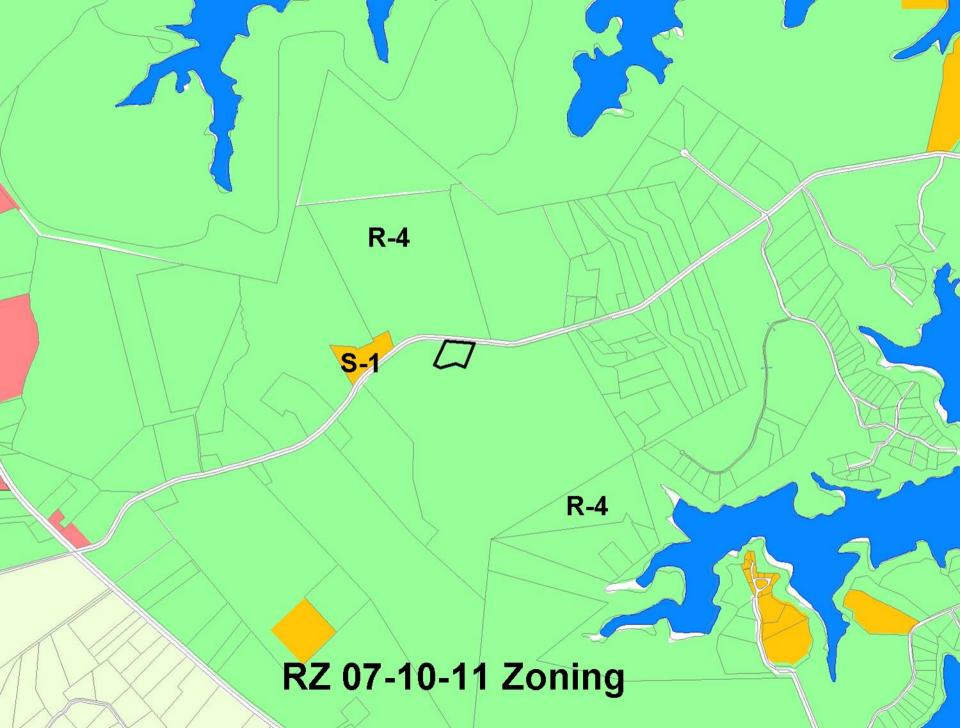
NARRATIVE

Rehoboth Baptist Church, established in 1867, is located at 111 Ridge Road approximately 6300 feet east of Washington Road. The property is currently zoned R4 (Recreational residential district) which is not in conformance with its present use as a church. We are requesting that the property be rezoned to S1 (Special district).

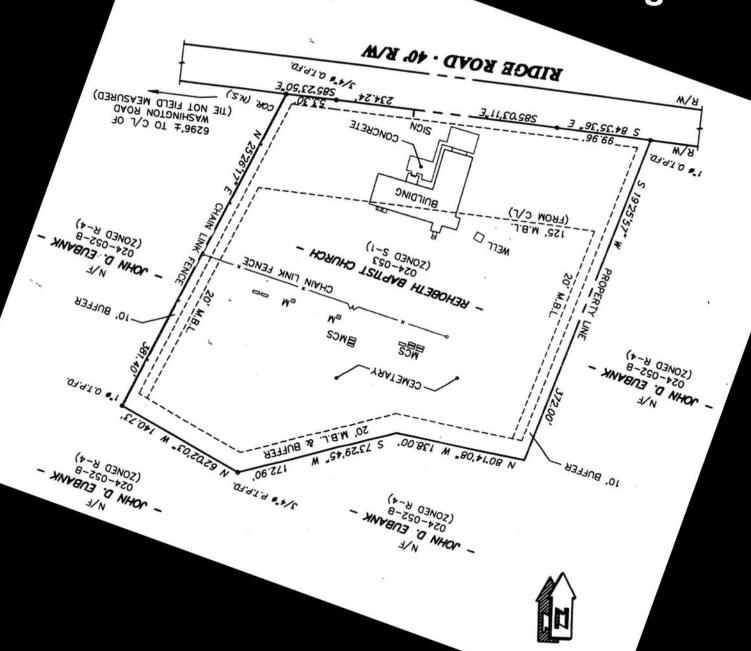
Plans are presently underway showing the existing church building being demolished and a new building constructed with added parking, required landscaping and storm water facilities.



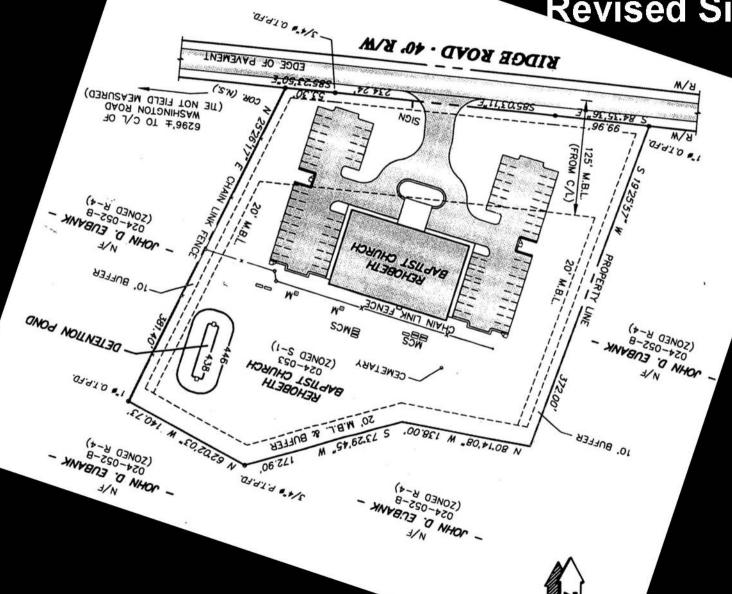




07-10-11 Original Site Plan



RZ 07-10-11 Revised Site Plan



R-4 to S-1

FILE: RZ 07-10-11

Property Information	
Tax ID	Tax Map 024 Parcel 053
Location/address	111 Ridge Road
Parcel Size	3.51 +/- acres
Current Zoning	R-4 (Recreational Residential)
Existing Land Use	Developed
Future Land Use	Public / Institutional
Request	S-1 (Special District)
Commission District	District 3 (Ford)
Recommendation	Approve with conditions

Summary and Recommendation

Jessie Johnson Jr., Pastor of Rehoboth Baptist Church, owner, and Brian G. Besson, applicant, is requesting the rezoning of one parcel containing 3.51 acres of land from R-4, recreational residential, to S-1, special district. The property is located at 111 Ridge Road.

The church is located on the property as a nonconforming use in the R-4 zoning district. According to the narrative provided with the application the church wishes to remove the existing structure and build a new structure with required parking. No time line is given for these changes.

Currently there is no development adjacent to the property. The nearest developed property is another church about one-fourth mile to the west. The proposed new structure is shown to be farther behind the front property line thus complying with the setback requirements. The site plan shows 65 parking spaces that would accommodate a seating capacity of 260.

The proposed change in the campus is in order to allow growth of the church in is present location. Expansion will be predicated on not only the zone change but complying with all setback requirements of the S-1 zoning and all buffering requirements including a landscaped and structural buffer. Besides the proposed new building and parking the site plan does not indicate any other features other than a detention pond and the existing cemetery.

All parking areas must be paved in accordance with zoning requirements. If the parking area is to be lighted measures should be required to ensure the lighting does not encroach into surrounding properties in a detrimental way.

FILE: RZ 07-10-11

R-4 to S-1

Interdepartmental Review

Conditions

Planning: Expansion will be predicated on not only the zone change but complying with all setback requirements of the S-1 zoning and all buffering requirements including a landscaped and structural buffer. If lighting of outdoor parking areas is planned a condition of approval should be to control lighting to prevent encroachment into adjoining properties. All parking areas must be paved in accordance with zoning requirements.

Engineering: The property is located in the Clarks Hill drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

- 1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - A deceleration lane dimensioned for the posted speed limit on Ridge Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
 - ➤ If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - ➤ If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
- 2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Ingress and egress to be approved by county engineering department.

Comments

Water and Sewer: County water and sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. There are future plans for water main to be installed on Ridge Road. The project should be completed by the end of the 2007.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Must contact Health Department with new expansion plans/occupancy to determine septic system usage.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have not been any accidents on Ridge Road within the last twelve months. This project will affect safety and traffic conditions in the area. Commercial construction sites are high risk areas for theft and property damage. The Sheriff's office will implement patrols to deter these types



R-4 to S-1

FILE: RZ 07-10-11

of crimes. There is adequate access for public safety vehicles. Depending on the location of the entrance/exit, this project may require deceleration traffic lanes.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	S-1 to accommodate institutional uses like a church is appropriate within residential and agricultural areas. The church already exists in this location and the zoning change will bring the church into conformity.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	Replacement of the church will not adversely affect existing land uses in that the area is undeveloped with the exception of another church one-fourth mile away. A church would be compatible with future residential development in close proximity.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The church is already located on the property and the rezoning would allow replacement of this use.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed zoning will not increase use of public facilities or services. However, attention should be given to ensure adequate water service is available. Septic disposal will be evaluated. The increased use of the church may place more traffic on Ridge Road but will not overburden the road's capacity.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The rezoning allows growth of the church.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.

REZONING APPLICATION

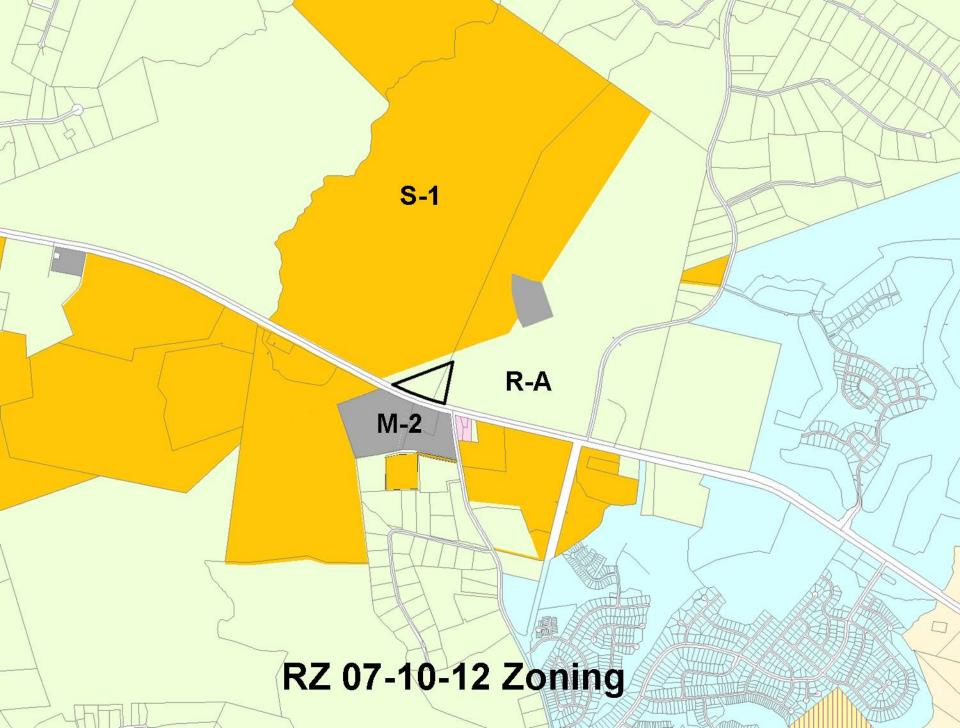


1.	REZONING REQUEST
•	The undersigned requests that the property described below be rezoned from KH to 17-2
;	R-A (Residential Agricultural), R-1 (Low Density Residential), R-1A (Low to Medium Density Residential), R-2 (General Residential), R-3 (Moderate Density Residential), R-3A (High Density Residential) R-4 (Recreational Residential), T-R (Townhouse Residential), A-R (Apartment Residential), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), M-1 (Light Industrial), M-2 (General Industrial), P-1 (Professional), S-1 (Special), PUD (Planned Unit Development), PDD (Planned Development District)
	PROPERTY LOCATION
	Tax Map # 50 Parcel # 142 Address Columbia Rd across from Advance Disposal
	Acreage ST acres
	Road Frontage 500 = feet on the North/South/East/West (circle one) side of Columbia A Roll Property is approximately 10 feet from the intersection of Columbia Pol Chan of N
	The attached plat for the property was prepared by 70 66 gagazon and is dated19
3.	PROPOSED USE
	If approved, the property will be used for the following purposes: Expansion of
	HOVANCED WISPOSAL INC
,	APPLICANT AND OWNERSHIP INFORMATION
4.	0.10 1.0
	0.70 1 1
	7,000
	PHONE # () TO THE PHONE # () T
5.	DISCLOSURES 706 - 863 - 4453 706 - 855 - 763
	Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official
	(yes or no). If yes, submit full disclosure.
	I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application
	are true.
	Ve M. Vanna
	Owner's Signature Applicant's Signature
	Subscribed and sword to before me on 6th day of September 1007
	Subscribed and sword to octate me on
	By: Notary Public
<i>Commi</i>	Please return ofiginal notarized application and 10 copies, along with your \$535.00 application fee to:
INDIVE	Columbia County Planning and Zoning Division
expire May 19	P. O. Box 498 630 Washington West Drive
THEORY !!	Evans, GA 30809
-	Phone 706:868:3400 Fax 706:868:3381

OFFICE USE ONLY

FILE #:

DATE RECEIVED:



R-A to M-2

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Property Information	
Tax ID	A Portion of Tax Map 050 Parcels 001 and 002
Location/address	Columbia Road
Parcel Size	8.0 +/- acres
Current Zoning	R-A (Residential Agriculture)
Existing Land Use	Undeveloped
Future Land Use	Industrial and Low Density Residential
Request	M-2 (General Industrial)
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Paul Davis, et al., owner, and M. Vernon Smith, applicant, are requesting the rezoning of a portion of two parcels of land containing 8.0 acres of land from R-A, residential agriculture, to M-2, general industrial. The property is located off of Columbia Road west of Chamblin Road.

The application indicates the purpose of the rezoning is to accommodate an expansion by Advance Disposal that is located across Columbia Road. The Commission may recall that a piece of property to the east in the southeast quadrant of the Columbia Road/Chamblin Road intersection was considered but not approved for M-2 zoning to accommodate an expansion of Advanced Disposal. That property was eventually rezoned to C-1. At that time Advanced Disposal was seeking a place to park trucks and equipment and it has been represented that the property in question is being rezoned to M-2 for that purpose.

The general area west of Chamblin Road and William Few Parkway is currently zoned either R-A, M-2 or S-1 and the main land use activities are heavy industrial or quarrying activities. Staff would recommend that the M-2 would be appropriate given the general pattern of zoning and land use that exists. The policy for this property is for industrial use.

Interdepartmental Review

Conditions

R-A to M-2

FILE: RZ 07-10-12

Engineering: The property is located in the Little Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

- 1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
- 2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
- 3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
- 4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
- 5. Storm water detention will be required unless site improvements result in no net increase in runoff.
- 6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
- 7. Access to the property from SR 232 must be approved by GDOT.
- 8. A site plan must be submitted to and approved by the County Engineer.
- 9. All proposed improvements must conform to current county standards.

Construction and Maintenance: Ingress and egress to be approved by GDOT.

Comments

Water and Sewer: County water is available on a twelve inch line on Columbia Road. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will affect the priority of planned road projects in the area. Columbia County is in the process of designing the extension of William Few Parkway by the fairgrounds and will realign the old road to the existing entrance to the fair.

Health Department: Must contact Health Department with new expansion plans/occupancy to determine septic system usage.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on Columbia Road within the last twelve months. This project will affect safety and traffic conditions in the area. Depending on the number of vehicles entering and exiting the proposed project, traffic conditions may be heavier during business hours. Patrols will be needed to monitor traffic conditions. There is adequate access for public safety vehicles. If the entrance/exit to the project is off of Columbia Road, deceleration/acceleration and center traffic turn lanes are recommended.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

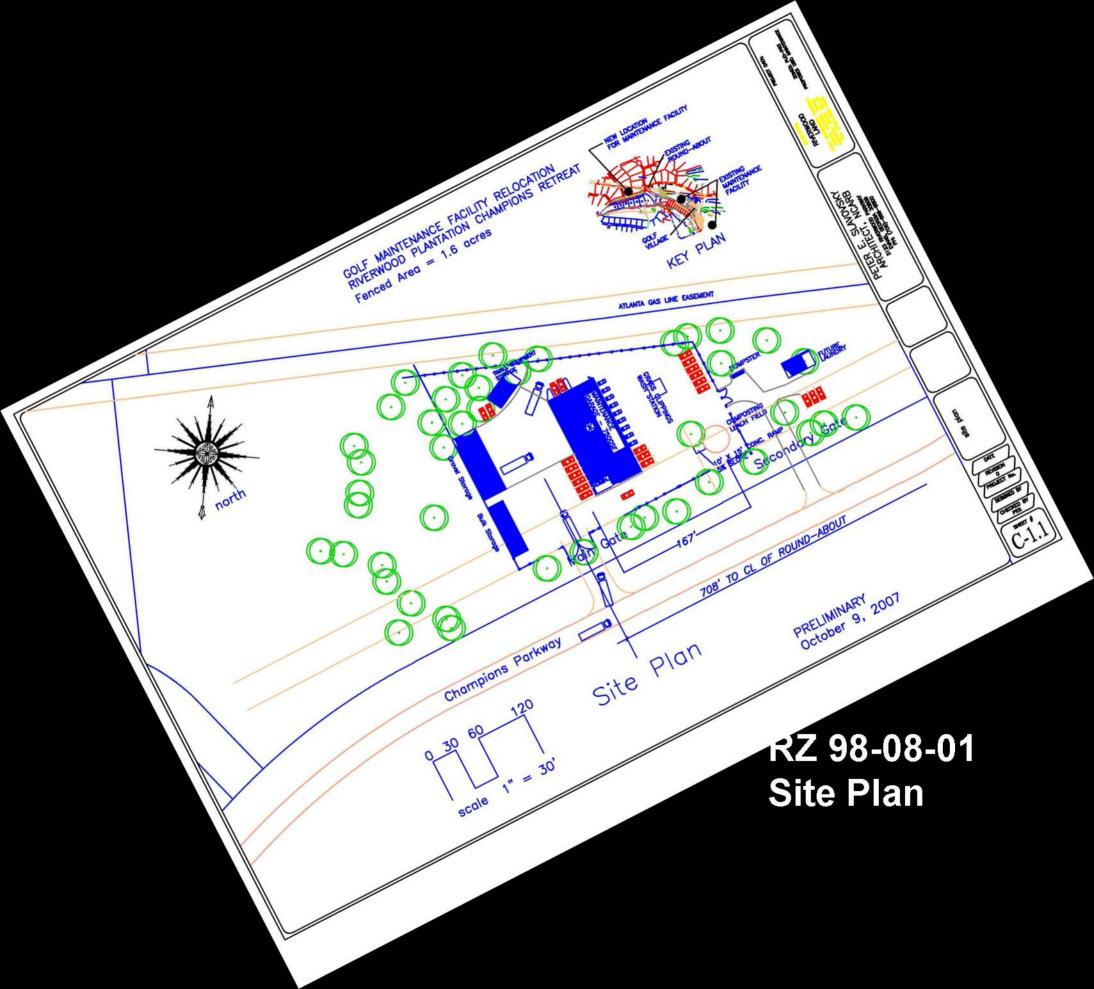


R-A to M-2

FILE: RZ 07-10-12

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and land use patterns. The GMP calls for industrial uses. The surrounding land use pattern is industrial and extractive land uses.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request should not affect nearby properties. The adjoining properties are used for industrial and extractive purposes.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties could continue to be used under the R-A agricultural district, but the GMP does not compel that they continue to be used as agricultural.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed zoning will not increase use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	This use is compatible with the GMP.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.







PUD Revision

RZ98-08-01

Property Information	
Tax ID	Tax Map 065 Parcel 003 (portion)
Location/address	5145 Riverwood Parkway
Parcel Size	1.6 acres
Current Zoning	Planned Unit Development
Existing Land Use	Undeveloped
Future Land Use	Planned Unit Development
Request	PUD Revision - Golf Maintenance Facility
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Riverwood Plantation Planned Unit Development is requesting approval of a revision to its site plan to construct a maintenance facility within the gated portion of the PUD adjacent to Riverwood Parkway. The proposed facility will include a 7,500 square foot maintenance and garage building, and additional smaller buildings for small equipment storage, gravel storage, bulk storage and a future laundry. The site plan indicates outdoor areas for a grass clippings wash station, composting leach field and pads for several dumpsters.

The current maintenance facility will be relocated to this proposed site to make way for the Golf Bungalows subdivision recently approved by the planning commission.

This maintenance facility is on the main corridor leading into the golf complex of Riverwood and is across the parkway from an area where lots were proposed previously. Staff would suggest that an opaque landscaping screen would be desirable to block the view of the maintenance facility from the road or adjacent parcels. Staff requests the planning commission's approval of the revision to maintain the files for this large development.

VARIANCE APPLICATION

Columbia County, Georgia

1. VARIANCE REQUEST The undersigned requests that a variance be below. Sec. 90-96 ETCOD Over	e granted from the Columbia County Code of Ordinances as described
conditions are such that the strict application applicant of any reasonable use of their land	cases of practical difficulty, where the special circumstanced or on of the provision of the Code of Ordinances would deprive the d. Loss in value alone does not justify a variance. Please describe
2. PROPERTY LOCATION: Tax Map # 072 Parcel #	245
Address 4393 WASHINGTON	245 ROAD Acreage 0.66
Road Frontage fe	eet on the North/ South/ East/ West (circle one) side of
•	. Property is approximately feet from the
intersection of	. The attached plat for the
property was prepared by	and dated
3. APPLICANT AND OWNERSHIP IN OWNER: Jaw Junay	APPLICANT: Jay Ruhashsu ADDRESS: 995 Windmill Lane
ADDRESS: 4393 Washington 1	M. ADDRESS: 775 Windmill Fund
	30809 CITY: Evanz ZIP: 30809
PHONE #: 706 - 829 - 5/90	PHONE #: <u>706-829- \$/90</u>
applicant made campaign contribution in	nember of the family have a financial interest in property, or has in the aggregate of \$250 or more within the past two years to any (yes or no). If yes, a full written disclosure must be submitted.
I hereby depose and say under the per submitted with this application are tr	nalty of perjury that all of the statements contained in or ue.
Jan Mikadam	lan Micharden
Owner's Signature	Applicant's Signature
Subscriber and sworn to before me on	day of September 2007
By: Wannette & n	Notary Public, Columbia County, Georgia Notary Public, Columbia County, Georgia My Commission Expires Oct. 31, 2010 n with all documents, along with your \$535.00 application fee to:
	ty Planning and Development Division
42	P.O. Box 498 30 Ronald Reagan Drive
03	Evans, GA 30809 Date Received: 4/14/6/
	Public Hearing Date: 10/18/67
	Public Hearing Date: 10/18/67 File # VA 07-10-07

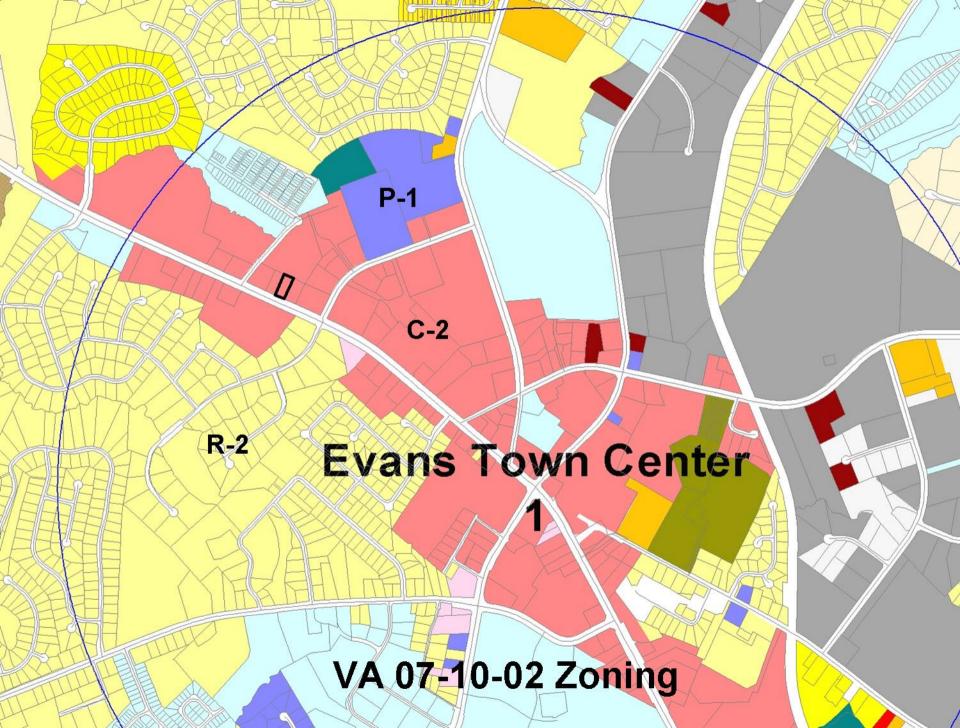
EXHIBIT "A"

1) Variation from Sec. 90-96, Evans Town Center Overlay District, Overhead Door Regulation

Columbia County code permits overhead doors for loading docks, delivery and distribution on the sides and rear elevation.

Request: Overhead doors on the front elevation of the Sparkle Express Carwash

Justification: Due to the planned operation of the car wash and its design, the exit will be facing Washington Road. The typical door used in this application is a plain roll-up door. I respectfully request permission to install an upgraded paneled overhead door with a glass insert that would be more of a decorative door that would be more suitable in the Evans Town Center similar to that which was installed at the Top Notch Car Wash on North Belair Road.





Proposed Decorative Overhead Doors
VA07-10-02



VARIATION October 18, 2007

FILE: VA 07-10-02

Property Information	
Tax ID	Tax Map 072 Parcel 245
Location/address	4393 Washington Road
Parcel Size	0.66 acre
Current Zoning	C-2 (General Commercial)
Existing Land Use	Developed
Proposed Land Use	General Commercial
Request	Variation of Section 90-96(c)(5), Evans Town Center Overlay District (ETCO), Doors
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Gary Richardson, owner/applicant, is requesting a variation from the Evans Town Center Overlay District requirements. Due to the fact that the subject property is in the Evans Town Center Overlay District, (ETCOD), specific architectural and design criteria are required.

The variation sought by the applicant is Section 90-96 (c)(5), which governs the design and placement of doors. Specifically, the applicant is requesting a variation from this section in order to install an overhead door on the front of his building. The door would face Washington Road. The code allows overhead doors to be placed on the rear of the building (on the sides also of buildings 70,000 square feet or larger in size).

There is precedence for the request. The Top-Notch car wash was previously granted a variation from this requirement and more recently, the newly constructed Lowe's Home Improvement store on Washington Road. In order to provide architectural compatibility, the applicant is proposing attractive, coordinated aluminum doors that provide visual access and light transmission. These doors are similar in design to those that are installed at Top-Notch car wash.

Staff recommends approval of the variation request.